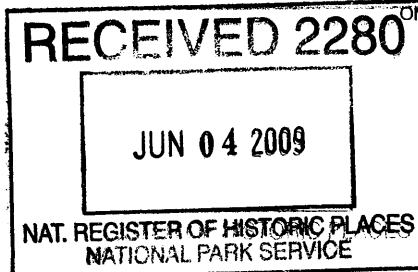


United States Department of the Interior
National Park Service

510



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name Arizona State Hospital Administration Building
Other names/site number Mahoney Administration Building

2. Location

street & number 2500 East Van Buren Street not for publication
city of town Phoenix vicinity
State Arizona code AZ county Maricopa code 013 zip code 85008

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

James W. Giamari
Signature of certifying official
State Historic Preservation Officer
Title

2 JUNE 2009
Date
Arizona State Parks
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Lee
Signature of the Keeper
Edson H. Beall
Date of Action
7-15-09

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input checked="" type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal
<input type="checkbox"/>	private

Category of Property
(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

HEALTH CARE: Hospital, mental hospital

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Mission/Spanish

Colonial Revival

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Concrete, brick, stucco

roof: Rolled asphalt

other: Windows: wood frame

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Arizona State Hospital Administration Building is a two-story, plus basement, institutional building designed by the well-known Arizona architect, Royal W. Lescher. The building, constructed in 1912, is one of the oldest remaining facilities on the campus of the Arizona State Hospital. Its primary structure is concrete post and beam with walls of brick and a sheathing of stucco. Distinguishing architectural features include a parapet wall around the building's very low-sloping gable-type roof, the heavy spatter-and-dash texture of its white stucco sheathing, the clay tile visor roof over the second-story windows, and the central entryway that projects forward from the primary façade and is topped with a curvilinear parapet. The building is currently unused and has suffered from lack of maintenance. Its integrity, however, remains high. The alterations to its exterior secondary facades that have been made do not detract in a major way from the building's historic character.

Narrative Description

See Continuation Sheets, Section 7

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance (1912-1959) begins with the year in which the building was constructed and ends fifty years prior to this nomination, during which time, the building served continuously in its original purpose as administration building for the Arizona State Hospital.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions)

HEALTH/MEDICINE

ARCHITECTURE

Period of Significance

1912-1959

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Royal W. Lescher, architect

George H. Gallagher, contractor

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Arizona State Hospital Administration Building is nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of a major public service institution, providing care for mentally disabled Arizona citizens. Constructed in 1912, the same year that Arizona received statehood, the Administration Building is associated with a major period of public investment in the care of the mentally ill, one that helped to bring the state's care to then current standards. Although the institution of the Arizona State Hospital dates back to legislation passed by the Arizona Territorial Legislature in 1885, the Administration Building is one of the oldest surviving building on the facility's campus. The Administration Building is also nominated under Criterion C for its association with a master architect, Royal W. Lescher. The Administration Building is the oldest remaining building associated with Lescher, dating to the earliest period of his practice before he established the partnerships with whom he would become prominent. As an independent architect he had in his first two years gained success as a designer of institutional buildings. With his later partners—first John. R. Kibbey (1913-23), and then Leslie J. Mahoney (1923-1957)—Lescher provided designs for major institutional projects including additions to the state capitol, several hospitals, and numerous schools. From the 1910s through the 1950s, no other architectural firm had as great an influence on the character of public building in Arizona. The Administration Building itself is fine example of how regionally important Spanish Mission Revival influences could be combined with nationally common Neoclassical premises underlying much of public architecture in the era from the 1890s through the 1920s. The Administration Building is nominated at the State level of significance.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

See Continuation Sheets, Section 8

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>404690</u>	<u>3701705</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The nominated property includes the footprint of the Administration Building, including the foundation of the former west side addition, along with its surrounding lawn extending beyond the building itself.

Boundary Justification (explain why the boundaries were selected)

The nominated property contains the site of the historic Arizona State Hospital Administration Building and such open area surrounding it as remains from the property's period of significance. While the hospital campus has other buildings of historic age, these properties do not retain sufficient integrity to justify nominating it as a historic district. The Administration Building has individual significance and integrity and it is a visually distinctive building on its site.

11. Form Prepared By

name/title Edited by William S. Collins, Ph.D. (from sources cited)
organization Arizona State Historic Preservation Office date June 1, 2009
street & number 1300 W. Washington St. telephone (602) 542-7159
city or town Phoenix state AZ zip code 85007
e-mail wcollins@azstateparks.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Arizona State Hospital Administration Building

City or Vicinity: Phoenix

County: Maricopa **State:** AZ

Photographer: Eric Vondy

Date Photographed: June 1, 2009

Description of Photograph(s) and number:

- 1 of 9. Looking north towards front (south) façade
- 2 of 9. Looking northeast towards south and west facades
- 3 of 9. Looking south towards rear (north) façade
- 4 of 9. Looking west towards east facade
- 5 of 9. Looking north towards detail of front visor roof
- 6 of 9. Looking north towards detail of front parapet
- 7 of 9. Interior photo, looking northwest, towards staircase
- 8 of 9. Interior photo, looking southeast, toward basement fireplace
- 9 of 9. Looking north towards detail of dedication plaque on front façade

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION¹

Location

The Arizona State Hospital is located at the northeast corner of 24th and Van Buren Streets, two miles to the east of downtown Phoenix (see Figure 4, below). The campus is 93 acres and has forty buildings of various ages and styles. The land is flat and surrounded by a security fence and plantings to provide privacy. Administrative offices, including the 1912 Administration Building and modern facilities, are set-back from Van Buren Street along an entry road that aligns with what would be 25th Street. The campus grounds have a flood irrigation system and there are bermuda grass lawns surrounding many buildings, including the Administration Building.

The lawn area surrounding the Administration Building is not large, measuring about 17 ft. from the building's south side, 13 ft. from its east side, 8 ft. from its west side, and 30 ft. from its north side. This extent of the building's footprint and surrounding lawn constitutes the area of the property nominated to the National Register of Historic Places. A concrete sidewalk has been placed along the east side of the lawn and along the south side to where it meets an eight-foot wide walkway that runs southward from the bottom of the building's front stair towards the modern administrative facilities (Figure 5). A date stamp imprint in the concrete indicates that these concrete walkways were constructed in 1981. A modern asphalt-paved parking lot is located along the south and east edges of this area. The northern line of the building's lawn is a SW to NW sloping diagonal parallel to a campus service road. Approximately ten feet to the northwest of the building is a concrete block structure housing electrical service equipment for a nearby hospital building.

Building Materials

The Administration Building's foundation walls are made of poured-in-place reinforced concrete. These walls create the basement space below the above-grade main floor. A concrete skirt completely wraps around the building at the basement level. The building's walls are double-wythe red brick with a width of about nine inches. Concrete posts and beams constitute the building's primary structural feature, the beams bearing the masonry walls at the exterior.

The entryway has a pair of 3'x8' wood doors, each with a single, bevelled glass pane. Over the doors is a transom of eight lights. These doors may be original features, although some of their hardware has been

¹ Descriptive information of this building has been edited from Don W. Ryden, AIA/Architects, Inc., *A Historic Building Analysis of the Administration Building at the Arizona State Hospital, Phoenix, Arizona, 1995.*

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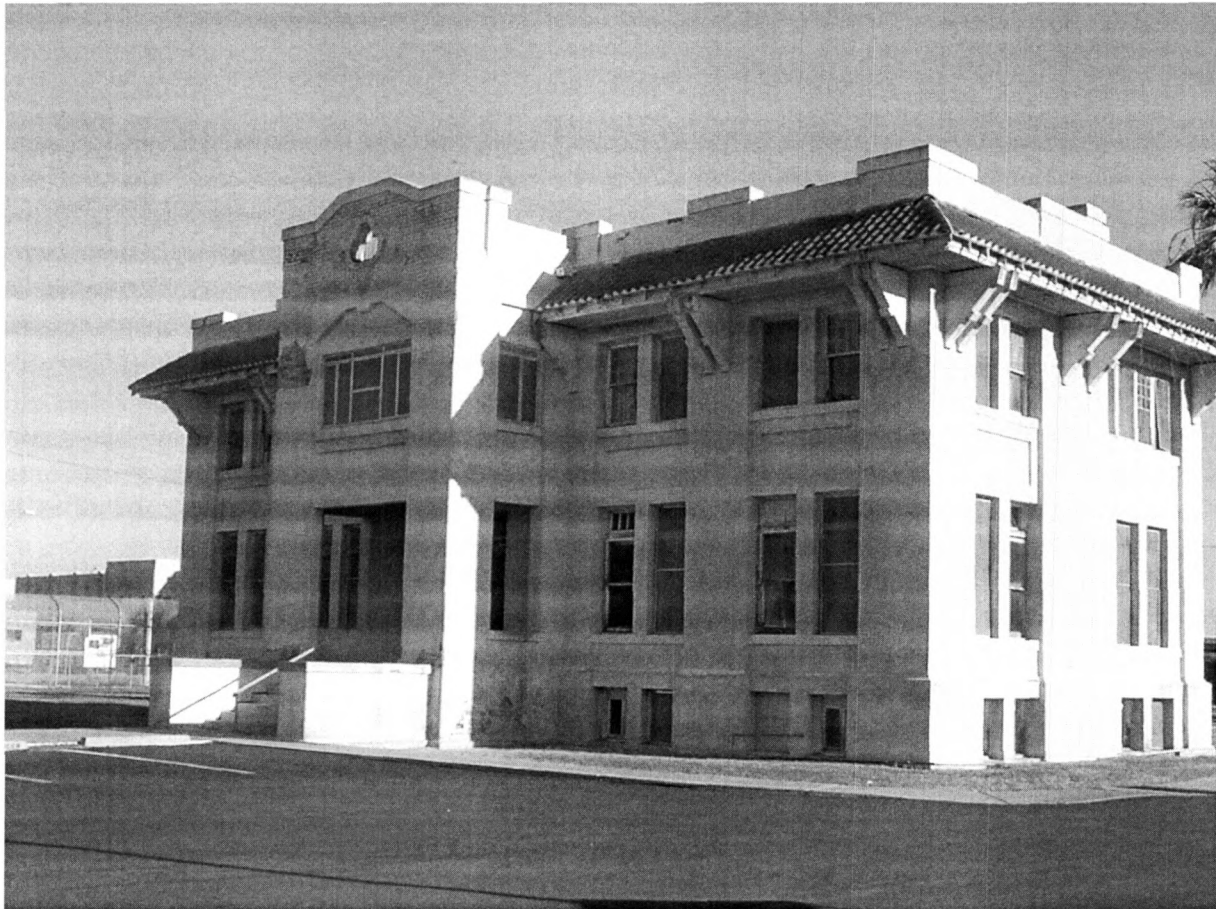


Fig. 1. South and east facades of the Arizona State Hospital Administration (Mahoney) Building. 2008.

changed. An examination of the doors suggests that they were originally stained and then later painted, with this paint itself later stripped and refinished, perhaps in the 1950s, when new doors were installed inside the building.

The entryway has a pair of 3'x8' wood doors, each with a single, bevelled glass pane. Over the doors is a transom of eight lights. These doors may be original features, although some of their hardware has been changed. An examination of the doors suggests that they were originally stained and then later painted, with

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this paint itself later stripped and refinished, perhaps in the 1950s, when new doors were installed inside the building.

Four brick chimneys are located at each side of the building. None are visible from the ground since they do not extend above the roof's parapet. None of these chimneys is functional, having been filled with concrete. They are now in a deteriorating condition.

Stylistic Features

The Administration building is south-facing and symmetrical (see Figure 1, above). Its primary entrance is centrally located with a two-story entry porch above a short flight of stairs from the ground level. Its stylistic character can be described first as a modest example of Mission Revival style, with such character-defining features as stucco sheathing, a red tile-covered visor roof over the second story windows, and a decorative, curvilinear parapet over the front entry porch. The building also reflects Neoclassical Revival influence in the symmetry of its form, its stately entryway at the top of the stairs, and the visual effect created by the recessed window bays, which makes the narrow wall segments between appear column-like. The Neoclassical Revival was a common style employed in institutional public architecture in that era, while the Mission Revival elements reflected the regional influences then popular in the Southwest.

The two-story porch over the central entrance is the building's most distinctive feature. This brick and stucco feature projects from the primary plane of the building's south wall creating a small porch for the entryway and a second story porch above. This second story porch was originally screened in for protection from insects. It is now enclosed with a steel casement window.

There are two bays of windows on either side of the entry. Each bay has a double set of wood frame windows. Those into the basement are the smallest—wood, single-light casements—and are at approximately ground level. Those of the first floor are the tallest, being wood, double-hung, with a multi-light transom above. The second story windows area also wood, double hung, but in smaller spaces than those of the first floor. Each pair of these windows has a lintel of poured-in-place concrete, as does the doorway. The windows of the first and second floor, but not the basement, are recessed from the plane of the main wall as is a small panel immediately below each window frame. This gives the building's facade a contour that provides visual emphasis to each bay.

Near the top of the parapet over the projecting porch is the building's most prominent decorative feature. The parapet is pierced with an opening in the form of a trifoil cartouche with a concrete surround featuring a decorative floral motif. The opening has nine steel bars implanted vertically within Unfortunately, some of

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the decorative concrete work and much of the stucco has fallen off the wall in this area, exposing the brick and mortar joints to erosion.

Around the building above the second-story windows is a visor roof, which provides both shade for those windows, and an important decorative feature. This visor is covered atop with red ceramic tile, a characteristic feature of buildings with Spanish Colonial or Mission Revival influences. This visor roof is supported by pairs of heavy timber exposed brackets, which are also notable decorative elements.

The age of the building may be immediately ascertained from the large bronze dedication plaque that is located at the main entrance to the building. The plaque reads, "ADMINISTRATION BUILDING 1912," and provides the names of the architect, Royal W. Lescher, the prime contractor, George H. Gallagher, as well as the names of contemporary officials such as Governor George W.P. Hunt, and Dr. A.C. Kingsley, superintendent of the facility.

Interior

The Administration Building was constructed with fire safety as a first consideration. The structure of the floors is a concrete deck spanning between the supporting concrete posts and beams. The floor itself was, originally, tongue-and-groove wood, which is now covered with sheet vinyl or carpeting. The second story sleeping porches had concrete floors. In the basement the floor is a concrete slab.

The building was constructed with relatively high ceiling in its main floor, an advantage in a warm climate. With the addition of air conditioning, a dropped ceiling was installed that obscured the transoms over the windows. This dropped ceiling hid new ductwork that carried cool air through the building. During this remodeling, original interior doors were also replaced and interior space subdivided with wood frame partitioning walls, which transformed the former residential space into office spaces. Water damage is visible on some walls, indicating failure of the roof to protect the building from the weather. (See Figures 2 & 3).

In the center of the building is a concrete staircase, which rises from the basement to the second floor. The guardrail is of masonry, sheathed with plaster, and with a stained wood cap. A steel handrail was later added to one side of the staircase. Originally, the building had a second staircase from the first to the second floor, which was accessed from the outside. This stairway was abandoned at the time of the interior remodel to accommodate a part of the new ventilation system and its exterior doorway infilled.

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Figs. 2 & 3. Interior details of windows and floor illustrate that the Administration Building has suffered from neglect and water damage, but retains important elements of design and materials, 2008.

Alterations

A notable alteration affecting the front façade was the enclosure of the second story porch with a steel casement window. On the north, an addition was constructed at the second floor over the rear entryway. Some windows have been replaced. The basement originally had wood, 12-light hopper windows, which were replaced by the existing wood casement windows. Some windows on the second story, on the north side, have been replaced with steel casement type. It is possible that these rooms were originally sleeping porches, a common feature in residences in Phoenix prior to the advent of air conditioning. The steel casement windows may have been added when those porches were no longer needed for that purpose.

A small addition was constructed on the Administration Building's west side during the 1950s to house an air conditioning mechanical room. This small, utilitarian concrete block structure no longer exists, but its concrete foundation remains. Another addition, on the north side, is a wood-framed enclosed porch attached to the rear entryway. Its walls are of four-inch-wide shiplap siding. The final addition to the building is small, corrugated metal, steel frame penthouse constructed on the roof to house mechanical equipment.

At one time, there were two concrete walkways diverging north and east from the north side entry steps. It is believed these were constructed in 1981 at the same time the walkways on the east and south side were poured. These have been removed within the last twelve years, perhaps in conjunction with the construction

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of the nearby electrical service structure. The steps now descend directly to the lawn. Other landscaping alterations include removal of at least two palm trees that were on the north side prior to 1995, and removal of bushes that had been planted adjacent to the building, some of which obscured light through the basement windows. The bermuda grass lawn is the only remaining vegetation in the immediate vicinity of the Administration Building.

The doors have been altered in their finish and in some of their hardware. A pair of screen doors also once existed on the north entry, although they were not original and have been removed. Insect screens once covered all of the windows. These were later replaced in many windows with modern, aluminum sun screens.

Also on the north side, there was once another stair leading to a private entrance, perhaps for the superintendent who lived in the building or for household servants. This stair no longer exists.

Current Condition

There has been deterioration of the stucco sheathing, with some pieces having fallen off in places and exposing the underlying brick. There are two stucco patches, but done with a workmanship unconcerned with matching the original texture. Evidence of lack of proper maintenance is that in places exposed brick was later painted along with the remaining stucco. This paint has itself deteriorated and there is visible erosion in the mortar joints where the brick has been exposed.

The most important fact regarding the building's condition is the inadequacy of its current roof. Lack of maintenance, deterioration of the sealant at the edges of the roofing, and lack of emergency overflow scuppers results in inadequate drainage. As a result, the building's long-term stability is threatened by water infiltration and damage.

Integrity

The narrative description has noted several alterations made to the Administration Building, many of which occurred in the 1950s when the building was remodeled to accommodate a new heating and cooling ventilation system, and to transform its use from mixed residential/office entirely to office functions. Despite these alterations, the major features of its historic character, including its stylistically defining elements, remain intact and visible. In the primary façade, the most noticeable alteration has been to the second story porch, which was enclosed with a steel casement window. This alteration, however, did not alter the size of the opening or make it difficult to distinguish the feature's original character. The incompatible addition to the west side no longer exists except for its foundation. The south side (main

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façade) and the east side are the two most easily visible to the public. While this addition was made within the property's period of significance, it is not considered to have gained importance in its own right and may be removed during the course of planned rehabilitation. On the other hand, certain window changes (the basement), and the enclosure of the original sleeping porches did not alter the building's character in an intrusive way and may be considered to reflect the evolution of the property in a way that was respectful to its historic character.

The property's integrity of design remains largely intact. Its stylistic character, a mixture of Neoclassical Revival institutional design with regional Mission Revival influences is readily apparent. Except for a few details, the exterior remains little changed from its original design. The interior, on the other hand, has suffered more extensive alterations. Some, like the removal of the secondary staircase, affected the character of the property as a mixed residence/office. Other changes, such as the floor sheathing, dropped ceiling and 1950s era ventilation, may be more readily reversed. The central staircase, notably, remains intact.

The Administration Building's setting has changed, other buildings have been built around it, but it remains within the setting of the campus of a major medical facility whose buildings are generally of a similar scale. There are no high-rise buildings on the campus, for example. This change of setting began to occur immediately following its construction. As described in Section 8, this building marked the beginning of a period of major investment by the state in new facilities at the hospital. Many of those buildings were stylistically significant, but most have since been demolished. The result is that the Administration Building stands as one of the oldest remaining buildings on the campus, providing the setting with one of its most important evidences of the institution's long history. It thus has a strong integrity of association with the growth and development of one of the major public service institutions in the state. According to a campus facilities manager, the power plant dates to 1909, but it appears to have been altered to such an extent that little integrity remains.

Integrity of materials and workmanship generally remain intact, but are the most threatened by the building's continuing deterioration. Exposed brick is out of character for its style and must be repaired if the building is not to suffer eventual catastrophic harm.

In conclusion, the Arizona State Hospital Administration Building retains sufficient integrity to convey its historic significance. This significance, as described in detail in Section 8, is its association with a master architect, Royal W. Lescher, who would become one of the major designers of institutional buildings throughout the state of Arizona in the following decades. It also conveys its association with the historical development of the Arizona State Hospital, one of the oldest state institutions meeting a critical need for citizens, care of the mentally disabled.

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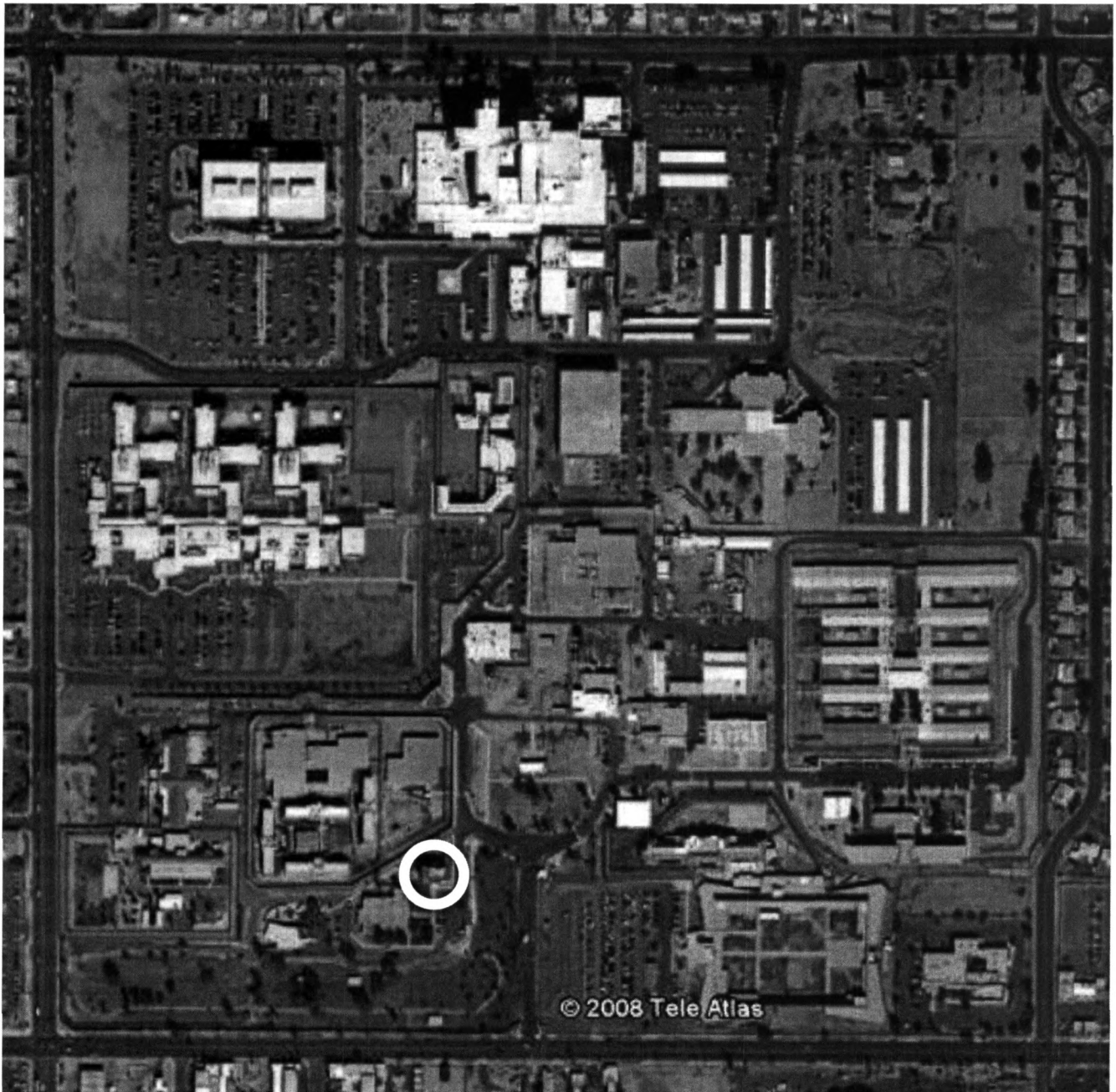


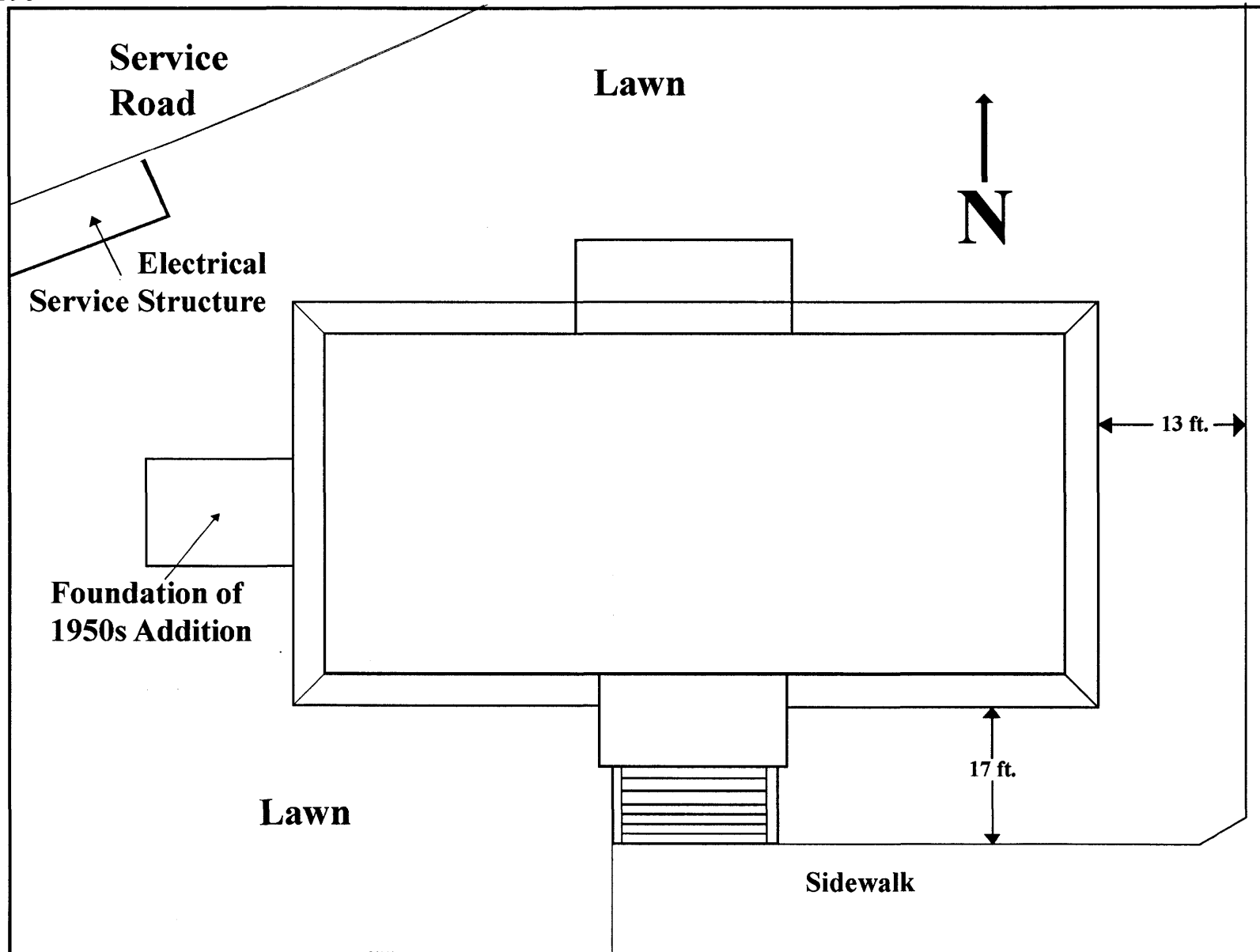
Figure 4. Google Earth image of the campus of the Arizona State Hospital, with Administration Building circled.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Figure 5



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NARRATIVE STATEMENT OF SIGNIFICANCE

The Institution of the Arizona State Hospitalⁱⁱ

The institution of the Arizona State Hospital began with passage of legislation in 1885 establishing the "Insane Asylum of [Territorial] Arizona." Prior to this, the Territorial Legislature had provided for the care of the mentally disabled by authorizing contracts for medical and boarding services with a hospital in Stockton, California. The legislation authorized the sale of bonds to raise \$100,000 to acquire land and begin construction of a building. The land, 160 acres approximately 2 ½ miles east of the Phoenix Townsite, was acquired in October 1885. The asylum building was completed by July, 1886. The first patients were 61 men and women transferred from the Stockton facility to the Territorial Asylum in January 1887. By the end of that year, there were 97 patients being cared for.

The same Territorial Legislature that passed the organic act for the Insane Asylum also passed bills establishing a university in Tucson and a normal school for the education of teachers in Tempe (later to become Arizona State University). Remarkably, the funding the Legislature approved to establish the asylum far exceeded the amounts dedicated to both the university (\$25,000) and the normal school (\$5,000). Rarely, would the asylum receive such consideration in funding again. After 1885, the Territorial, and later State, Legislatures often neglected the institution's needs, despite a steadily growing patient population. This led to periods of overcrowding and inadequate care, which could rise to the level of a public scandal. Following rare moments of public exposure of conditions in the hospital, the Legislature would react with new funding to resolve the crisis.

Despite generally inadequate financial resources, the administrators and staff of the asylum worked conscientiously to provide patients with care meeting the standards of the day. Even though knowledge of the causes and treatment of mental disabilities was limited compared with standards today, care at the Territorial Asylum was always based on the premise that mental disabilities were a medical condition rather than a moral or spiritual inadequacy, premises of earlier eras. In fact, staff preferred to use the term "hospital" to asylum to describe their institution. The name Arizona State Hospital was in common use in the early twentieth century, although the State Legislature did not formally change the name until 1958.ⁱⁱⁱ

ⁱⁱ Information concerning the history of the Arizona State Hospital and the history of its campus facilities is edited from *Milestones: A History of Seventy-Five Years of Progress at the Arizona State Hospital, Phoenix, Arizona, 1887-1962*, 1962.

ⁱⁱⁱ The Legislature had changed the name to State Asylum for the Insane in 1913.

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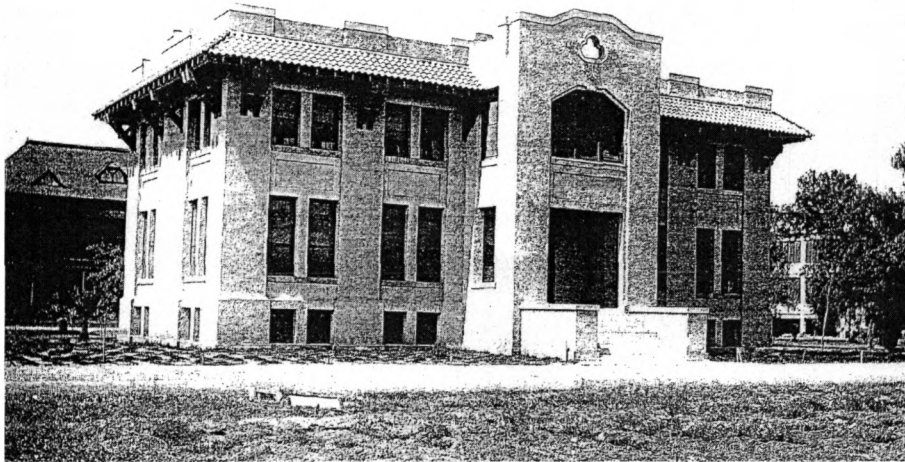
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This undated historic photo of the Arizona State Hospital Administration Building shows few alterations from its current appearance, although the other buildings partially visible behind it no longer exist. Courtesy Arizona State Hospital.

The Arizona State Hospital provided improved services as its budget allowed. By 1912, at the time the Administration Building was constructed, there were 375 patients in the facility. In 1961, the patient population had surpassed 1,700. Staff was expanded with the hiring of new physicians, nurses, and administrators. The hospital instituted nurse-training programs, expanded its pharmacy, and improved its record keeping to ensure that each patient received the care they needed. In 1941, scandalous conditions at the hospital had aroused public notice, and the Legislature, at the urging of Governor Osborn, reformed the institution's hiring practices to eliminate political patronage. This move did much to remove incompetent caregivers and ensure the professionalism of the hospital staff.

In its early days, the asylum might be used as a dumping ground for people with a variety of behavioral problems, many of which would not today be considered necessitating institutionalization. Many people suffering from mental retardation, including children, were housed at the hospital for many years until the founding of the Children's Colony in the early 1950s. Despite such improvements, the Hospital had difficulty maintaining a high standard of care. In 1960, the Central Inspection Board of the American Psychiatric Association denied a certificate of approval to the hospital because of its inadequate funding and limited personnel. Fortunately, the State Legislature that same year stepped up to improve the situation by passage of the Mental Health Code, which reformed the hospital's admission system from one governed by

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the courts to one based on medical certification. At about the same time, funding from the Mental Health Foundation allowed for the establishment of a new educational program for adolescents. To alleviate overcrowding, the hospital opened its first outpatient facility in Tucson in 1958. In 1962, the Legislature appropriated funds to establish the Southern Arizona Mental Health Center. This and other clinics decentralized mental health care away from the hospital's main campus in Phoenix.

Today, the Arizona State Hospital has overcome many of the problems that once plagued it. Overcrowding was largely alleviated after the 1970s when new reforms limited institutionalization to the most seriously mentally ill patients. The hospital now has a capacity of 338 beds.

Hospital Campus Development

The original 1886 facility of the Territorial Asylum was a large, ornate, cedar-shingled building composed of a central administration building with attached wings to house male and female patients separately. This building was visibly deteriorating by the early 1900s and in 1911 it suffered a major fire. It was rebuilt in 1912 with new concrete floors, roof, and porches and served for many more years as the primary care facility on the campus and the most prominent building visible to the public from Van Buren Street. It was demolished in the 1990s.

Smaller buildings were constructed over the years to meet the institution's expanding needs. Several identical frame and brick buildings were built near the central hospital building in 1990. Other buildings included a new patient facility in 1911, a power plant in 1910, the Administration Building in 1912, and a dining hall in 1914. Of these, only the power plant and the Administration Building remains.^{iv}

During the 1920s, two buildings were constructed to house a new women's ward and a facility with patients suffering from tuberculosis, and a new men's ward. The 1930s witnessed construction of three buildings. These were a new hospital, constructed as a Works Progress Administration (WPA) project in 1936; another women's ward in 1937; and a garage and paint shop in 1938. Nothing further was added to the campus until 1945 when, using patient labor, five brick residences were built for medical staff. Legislative funding in 1946 allowed construction of a morgue and laboratory. Five more houses were added in 1949.

Despite these additions, the hospital's facilities were woefully inadequate. Even by standards of the day, the patient population of 1,800 was being housed in a facility adequate for only 810. In 1952, the Legislature finally responded with an appropriation of \$2,179,000, which allowed for construction of three large buildings which more than doubled the number of square feet per patient available in the patient residence

^{iv} The power plant is the oldest building remaining on the campus. However, it no longer conveys its historic character as a result of substantial alterations.

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areas. In addition, an expansion of the power plant allowed for installation of a central cooling plant, which provided refrigerated cooling to most of the buildings on campus. Some other small buildings as well as the refurbishing of older buildings also took place during the 1930s.

Campus landscaping change considerably over the years. The 160-acre campus had been flat farmland prior to its purchase by the State. The land was irrigated and a large portion of it remained in farm use. After the first building was constructed many trees were planted to provide much needed shade. Dr. L. C. Toney, Superintendent in 1889-90, encouraged aesthetic landscaping such as shrubs, flowers and grass to creating a soothing environment for the patients. Two ponds were also built, making the campus an oasis in the desert. Landscaping also provided work for the patients. The ponds are now gone as is much of the original landscaping, which was removed as new buildings were added to the campus.

From its founding, the hospital maintained a farm on which patients could work and provide a portion of their sustenance. The work was presumed to be therapeutic and the produce helped to make up for the hospital's limited budget. To expand this operation, the hospital acquired an additional 259 acres approximately a mile and one-half to the east in 1917. In 1960, when farming no longer was a part of the hospital's operations, this property was sold.

The Significance of Architect Royal W. Lescher^v

Royal W. Lescher arrived in Phoenix on September 1, 1908 at the age of twenty-six. Between that time and his death in 1957, Lescher would emerge as one of the most prominent architects working in Arizona. He came to Phoenix with a strong educational background and so immediately gained a place with Thornton Fitzhugh, a leading architect of Arizona's territorial era. Lescher, a native New Yorker, had been raised in California where he graduated from the Throop Polytechnic Institute (now the California Institute of Technology) in 1902. Following two years working for the Pacific Railway Company of Los Angeles, he moved to Buffalo, New York, where he worked in an architectural office. With this experience, and two years with Fitzhugh, Lescher felt ready to open his own office in 1910.

Lescher's timing was fortuitous. Arizona was only two years from achieving statehood and with the new Roosevelt Dam on the Salt River nearing completion, Phoenix and surrounding communities were at the beginning of a period of rapid economic and population growth. Lescher's first commission was for a modest two-room school building. It was a harbinger of things to come. Lescher, along with his future partners, would become the leading designers of school building throughout Arizona. His first major commission, received in 1911, was for a new Woman's Club of Phoenix. This was followed soon after by

^v Biographical information on Lescher is edited from material in the Sacred Heart Home for the Aged National Register of Historic Places Registration Form [draft], 2005 prepared by Gabriela Dorigo.

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work at the Arizona Insane Asylum for a new Administration Building. Other Asylum and institutional project soon followed.

By 1913, with his work increasing, Lescher was ready to expand his office and he took in his first partner, John R. Kibbey. Together, Lescher and Kibbey completed such prominent public assignments as the design of the Mohave County Courthouse, an elementary school in Gilbert, and high schools in Florence and Globe. At the Asylum, they designed Aspen Hall. In addition to the principals, Lescher and Kibbey employed assistants. In 1917, Leslie J. Mahoney (b. 1892) moved from California to Phoenix to become an assistant, and later a partner. When Kibbey departed in 1923, the firm became Lescher and Mahoney, which it remains today, long after the deaths of its founders.^{vi}

Lescher's work included residential, business, and public commissions. Prior to 1960, he and his partners had completed 31 hospital projects, 12 apartment buildings, 16 dormitories, 19 hotels, and some 58 churches or church-related buildings. Many of these buildings are listed in the National Register of Historic Places, including courthouses in Graham, Mohave, and Maricopa County; schools in Mesa, Globe, Florence, Wickenburg, and Phoenix; and several houses and commercial buildings that are contributors to historic districts in Phoenix and Kingman. While a few of the approximately 2,000 buildings designed by Lescher, Kibbey and Mahoney have been demolished, many remain in use. Their institutional buildings, especially, remain prominent, fine examples of the best in public architecture throughout Arizona.

Stylistic Influences Reflected in the Administration Building

From the 1890s into the 1920s, the Neo-classical style was the most popular in public architecture. The Neo-classical, with its symmetry, full-height entry porches, classical columns, created an impression of grandeur that harkened back to the Classical architecture of Greece and Rome. It seemed an architectural appropriate for government, especially a government that promoted the ideals of democracy and republicanism. Classicism had been important in public architecture since the Federal period in United States history, but exhibit buildings constructed for the World's Columbian Exposition in Chicago in 1893 lifted the style to its greatest popularity. Not only key government buildings such as state capitols and city halls were designed to evoke classical images, but more common public buildings such as colleges and schools, commercial buildings such as banks, and, to a lesser extent, residential properties.

While Neo-classical Revival dominated public architecture nationwide, a regional architectural movement began in California and later spread throughout the Southwest. This movement looked to the historical Franciscan missions, which had been constructed along the Pacific Coast from San Diego to San Francisco,

^{vi} The Administration Building is also named the Mahoney Building, after a hospital administrator in the post-historic era, and is not to be confused with Lescher's later architectural partner.

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to serve as models of a public architecture with regional reference. Landmark buildings such as the Mission Inn of Riverside, California (1903), and the exhibit buildings of the Panama-California Exhibition of San Diego (1915) popularized the Mission, and later Spanish Colonial Revival Styles. By the 1910s, these styles were becoming popular in Arizona, and by the 1920s, they were among the most common.

Mission Revival style is characterized by stucco exterior finishes on buildings forms that might be either symmetrical or asymmetrical. Roofs are often covered with red ceramic tile, although frequently surrounded by a parapet wall. A curvilinear or, less commonly, a stepped parapet over the front entrance is a distinguishing characteristic. Arcaded entry porches and overhanging eaves with brackets are common features. Less frequent stylings might include a hole in the parapet for a decorative bell, or even—occasionally—a full bell-tower structure. High style examples of Mission Revival might include Churrigueresque decorations, sculptural exterior details that evoked the romanticism of 17th Century Spain and the great cathedrals of the New World.

Arizona was not a wealthy state during the 1910s and 1920s, although it was increasing in population and generally prospering. It had few truly wealthy people and so few patrons for high style architecture. As a result, most builders and architects applied what Mission or Spanish Colonial Revival details their clients could afford. A Spanish eclecticism became the most common building style, with stuccoed surfaces and red tile roofing being the most elemental features. Parapet walls, arches, and an occasional curvilinear parapet over an entry porch might enhance the details of the building, as the client's budget and tastes varied.

The Administration Building at the Arizona State Hospital was not intended to be a focal point of the campus. That place was reserved for the main hospital building, initially constructed in 1886, and reconstructed in 1912. During that reconstruction, the building was restyled from its earlier Victorian character to a Spanish-Mission eclectic. Its stuccoed exterior and arcade seemed, to its contemporaries, a more appropriate image for an Arizona institution.

The Administration Building was built to serve as the residence (2nd floor) and office (1st floor) of the hospital's superintendent. The state did not appropriate funds for an exceptionally stylish building; there was greater interest in making it fireproof. Architect Royal W. Lescher's design nevertheless included some of the distinctive elements of the era. From the Neo-classical Revival, he took the building's symmetry and prominent full-height entry porch. While it has no columns, the recessed windows create a front profile resembling pilasters that rise to the parapet. From the Mission Style Lescher drew the building's stuccoed exterior walls, arched entry porch, tile-covered visor overhanging roof, and the stepped parapet with a decorative opening. The building is a distinctive representative of its era, which was the time just before the Mission/Spanish Colonial eclecticism came into full force in Arizona.

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Conclusion

The Arizona State Hospital Administration Building is significant for its associations with the development of a major state institution for the care of the mentally disabled, and for its association with architect Royal W. Lescher. As described in Section 7, the Administration Building retains sufficient integrity to convey the important characteristics of its style and method of construction. As one of the oldest remaining building on the hospital's campus, it is a visual link between its current operations and its institutional history, reminding employees and the public that care of this needy population has been a public responsibility for over 120 years. The building is also the oldest of Lescher's remaining works. It is representative of the direction—public architecture—in which Lescher and his partners later made the most important achievements.

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